



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 13, 1984

Bernard Potts, Esquire
3206 Midfield Road
Baltimore, Maryland 21208

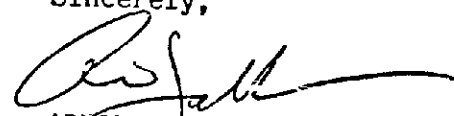
RE: Case No. 80-30-X
Bernard Potts, et ux, Petitioners

Dear Mr. Potts:

I am in receipt of correspondence dated January 10, 1984 from Brooks H. Stafford, Director, Environmental Support Services, Department of Health, stating that public sewer service is not currently available. He concludes that the State Health Department has ordered no additional sanitary sewer connections within the Gwynns Falls sewer shed, in which your property, subject to the special exception alluded to above, is located. No date has been given for the availability of said public sewer service.

Therefore, pursuant to Section 502.3 of the Baltimore County Zoning Regulations, the special exception granted in Case No. 80-30-X will be extended to a date 18 months after such service becomes adequate and available. When the Health Department fixes a date that such service will become available, please notify this office and a formal order will be issued extending the period of utilization for the special exception accordingly. In the meantime, the five-year limitation for such utilization as decreed by Order of the Zoning Commissioner in Case No. 80-30-X is and shall be stayed pending notification of a date for availability of such sewer service.

Sincerely,


ARNOLD JABLON
Zoning Commissioner

AJ/srl

84-55
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

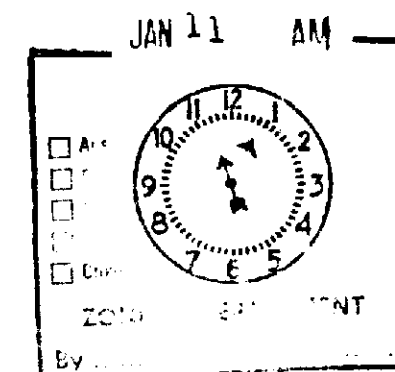
Mr. Arnold Jablon
TO...Zoning Commissioner... Date...January 10, 1984...
FROM...Brooks H. Stafford...
SUBJECT...Petition for Special Exception
E/S of Reisterstown Road, 340 ft. south of Greenspring
Valley Road
Election District 3

80-30-X

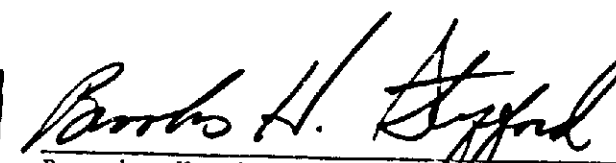
At the request of Mr. Bernard Potts, ^{for} a review of the subject property has been made by this office, revealing public sewer service is not currently available.

Further, the subject property is within the Gwynns Falls sewer shed. Currently, we are under order of the State Health Department to not allow additional sanitary sewer connections in this area until additional interceptor capacity is provided. A sewer permit, needed for sanitary sewer extension, would not be approved until the interceptor deficiencies are eliminated.

If you have any questions, please contact this office at 494-2762.



BHS:pb


Brooks H. Stafford, M.E.S.
Director
ENVIRONMENTAL SUPPORT SERVICES



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 6, 1984

Jeffrey H. Scherr, Esquire
Blades & Rosenfeld, P.A.
12th Floor, One Charles Center
Baltimore, Maryland 21201

RE: Case No. 80-30-X
Bernard Potts, et ux


Dear Mr. Scherr:

Reference is made to your letter of May 18, 1984 requesting information as to whether or not a basement area may be constructed in addition to the total floor area, 31,320 square feet, indicated on the site plan which accompanied the above special exception petition. Said site plan indicates that a three-story office building will be constructed; the ground floor area containing 10,440 square feet and the two upper floors containing 20,880 square feet total. A minimum number of parking spaces (77) are also indicated on the plan.

Based upon the above, an additional basement area utilized for office space would violate the special exception which was granted for a three-story office building. However, it is not unusual for the Zoning Office to approve a basement area that is not readily accessible to the general public or otherwise conducive to office uses. Such basement uses are intended strictly for maintenance, storage, heating and other mechanical equipment, etc. Parking is not required for basements that are used for these purposes.

Therefore, provided that building construction plans verify that the basement is to be utilized for the above accessory uses and that ingress and egress to the basement is not designed so as to be conducive to office use, this office will approve a building permit application that includes a basement area in addition to the 31,320 square foot office building granted by the special exception.

Very truly yours,


ARNOLD JABLON
Zoning Commissioner

AJ:JED:rr

cc: Mr. James E. Dyer, Zoning Supervisor

Case File

84-1160

5/11/84
TO JD
8

LAW OFFICES
BLADES & ROSENFELD, P.A.
A PROFESSIONAL CORPORATION
TWELFTH FLOOR
ONE CHARLES CENTER
BALTIMORE, MARYLAND 21201

TOWSON OFFICE
608 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
(301) 821-8282

(301) 539-7358

May 18, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

RE: Case No. 80-30-X
Bernard Potts, et ux/Bancroft
Homes, Inc.

Dear Mr. Jablon:

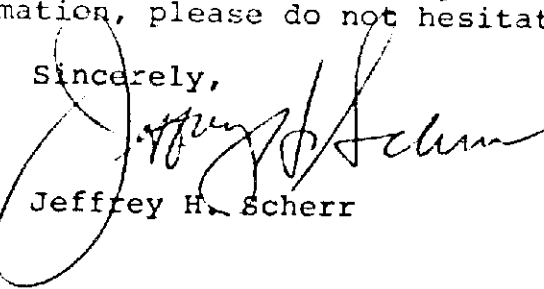
This office represents Bancroft Homes, Inc., the contract purchaser of the property located on Reisterstown Road just south of Greenspring Valley Road, which is subject to the special exception granted in the above captioned case.

Our client has been advised that under the terms of the special exception, a full basement may be built below 31,320 square feet of office space, which basement may serve as a storage area for the building owner's maintenance and mechanical equipment and for the placement of furnace, air conditioning and water equipment serving the office space. Our client has made inquiry as to whether the basement area may also be utilized as an owner and tenant storage area and has been advised by County officials to refer this inquiry to you.

Accordingly, I respectfully request that you advise by return letter whether our client may construct a basement that may be utilized as a tenant storage area in addition to the 31,320 square feet of office space.

Thank you for your attention to this inquiry. If you need any additional information, please do not hesitate to call me.

Sincerely,


Jeffrey H. Scherr

JHS/hsh
cc: Bancroft Homes, Inc.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 6, 1984

Jeffrey H. Scherr, Esquire
Blades & Rosenfeld, P.A.
12th Floor, One Charles Center
Baltimore, Maryland 21201

RE: Case No. 80-30-X
Bernard Potts, et ux


Dear Mr. Scherr:

Reference is made to your letter of May 18, 1984 requesting information as to whether or not a basement area may be constructed in addition to the total floor area, 31,320 square feet, indicated on the site plan which accompanied the above special exception petition. Said site plan indicates that a three-story office building will be constructed; the ground floor area containing 10,440 square feet and the two upper floors containing 20,880 square feet total. A minimum number of parking spaces (77) are also indicated on the plan.

Based upon the above, an additional basement area utilized for office space would violate the special exception which was granted for a three-story office building. However, it is not unusual for the Zoning Office to approve a basement area that is not readily accessible to the general public or otherwise conducive to office uses. Such basement uses are intended strictly for maintenance, storage, heating and other mechanical equipment, etc. Parking is not required for basements that are used for these purposes.

Therefore, provided that building construction plans verify that the basement is to be utilized for the above accessory uses and that ingress and egress to the basement is not designed so as to be conducive to office use, this office will approve a building permit application that includes a basement area in addition to the 31,320 square foot office building granted by the special exception.

Very truly yours,


ARNOLD JABLON
Zoning Commissioner

AJ:JED:rr

cc: Mr. James E. Dyer, Zoning Supervisor

Case File

74-1160

5/11/84
TO JD
S

LAW OFFICES
BLADES & ROSENFELD, P.A.
A PROFESSIONAL CORPORATION
TWELFTH FLOOR
ONE CHARLES CENTER
BALTIMORE, MARYLAND 21201

TOWSON OFFICE
606 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
(301) 521-6282

(301) 530-7558

May 18, 1984



Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

RE: Case No. 80-30-X
Bernard Potts, et ux/Bancroft
Homes, Inc.

Dear Mr. Jablon:

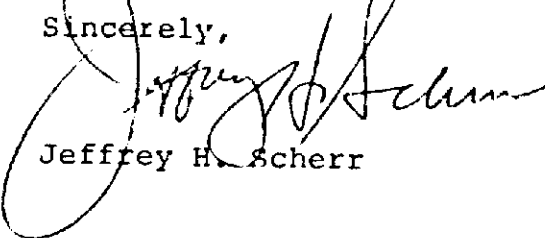
This office represents Bancroft Homes, Inc., the contract purchaser of the property located on Reisterstown Road just south of Greenspring Valley Road, which is subject to the special exception granted in the above captioned case.

Our client has been advised that under the terms of the special exception, a full basement may be built below 31,320 square feet of office space, which basement may serve as a storage area for the building owner's maintenance and mechanical equipment and for the placement of furnace, air conditioning and water equipment serving the office space. Our client has made inquiry as to whether the basement area may also be utilized as an owner and tenant storage area and has been advised by County officials to refer this inquiry to you.

Accordingly, I respectfully request that you advise by return letter whether our client may construct a basement that may be utilized as a tenant storage area in addition to the 31,320 square feet of office space.

Thank you for your attention to this inquiry. If you need any additional information, please do not hesitate to call me.

Sincerely,


Jeffrey H. Scherr

JHS/hsh

cc: Bancroft Homes, Inc.

ORDER RECEIVED FOR FILING

DATE August 28, 1979
BY William E. Hammond
Administrative Assistant

Pursuant to the advertisement, posting of property, and public hearing on the ~~above~~ Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for an office building, for general office use excluding medical offices, should be granted, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of August, 1979, that the herein Petition for Special Exception for an office building, for general office use excluding medical offices, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated April 30, 1979.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
3. That said Special Exception be utilized within five years or become null and void.

William E. Hammond
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

William E. Hammond
Zoning Commissioner of Baltimore County

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494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
March 25, 1980

S. Leonard Rottman, Esquire
Suite 1808 - Charles Center South
Baltimore, Md. 21201

Re: Case No. 80-30-X
Bernard Potts, et ux

Dear Mr. Rottman:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Sec'y.

Encl.

cc: Mr. and Mrs. Bernard Potts
Mr. Gary R. Maslan
Mr. Stiles T. Colwill
Ms. Judith P. Baer
Mrs. Pat Lazzell
Mrs. Virginia White
Ms. Rio A. Savoy
John W. Hession, III, Esq.
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. Hoswell

LAW OFFICES OF
TABOR AND ROTTMAN
PROFESSIONAL ASSOCIATION
SUITE 1808 CHARLES CENTER SOUTH
30 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201

September 25, 1979

CLARIFIED MAIL NO. 424426
RETURN RECEIPT REQUESTED

Mr. William E. Hammond
Zoning Commissioner
1109 County Office Building
Towson, Maryland 21204

Re: Case No. 80-30X

Mr. Hammond:

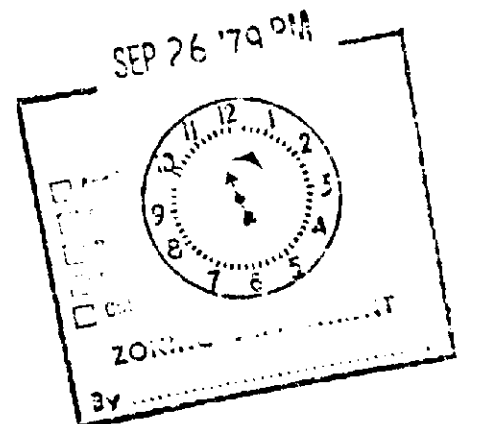
Gary P. Maslan, representative of Queen Anne Village Association, Inc., by and through the undersigned, hereby protests the decision rendered on August 28, 1979 by the Zoning Commissioner of Baltimore County. The Petitioners in this case were Bernard Potts and Fruda Potts.

Please enter an appeal to the County Board of Appeals of the above-referred to decision.

Very truly yours,

S. Leonard Rottman
S. Leonard Rottman

SLR/dmc
cc: Mr. Anthony P. Rubino
cc: Mr. Gary R. Maslan
cc: Mr. Stiles T. Colwill
cc: Ms. Judith P. Baer
cc: Mrs. Pat Lazzell
cc: Mrs. Virginia White
cc: Ms. Rio A. Savoy
cc: John W. Hession, III, Esq.
cc: Mr. J. E. Dyer
cc: Mr. W. E. Hammond
cc: Mr. J. Hoswell



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. and Mrs. Bernard Potts
3206 Midfield Road
Pikesville, Maryland 21208

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of June, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Bernard Potts, et ux
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. and Mrs. Bernard Potts
3206 Midfield Road
Pikesville, Maryland 21208

RE: Item No. 215
Petitioners - Bernard Potts, et ux
Special Exception Petition

Dear Mr. and Mrs. Potts:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property is located on the east side of Reisterstown Road approximately 345' southeast of Greenspring Valley Road in the 3rd Election District and is presently zoned D.R.16. The adjacent property to the north is improved with a single family dwelling while vacant D.R.16 zoned land exists to the southeast. This property was the subject of two previous zoning hearings (Case No. 72-220-R and Case No. 73-47-R) in which commercial zoning was requested. The former case was dismissed and the latter case was denied.

If this petition is granted and at the time of application for the necessary building permits, the site plan must incorporate landscaping and additional screening as indicated in the comments of the Office of Current Planning. In addition, particular attention should be afforded the comments of the Health Department concerning the extension of public sewer and those of the Department of Permits and Licenses.

Item No. 215
Page 2
July 18, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

JUL 11 1980



STEPHEN E. COLLINS
DIRECTOR

July 5, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 215 -ZAC- Meeting of April 24, 1979
Property Owner: Bernard & Frieda Potts
Location: E/S Reisterstown Rd. 340' S Greenspring Valley Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-16-X)
Acres: 1.42
District: 3rd

Dear Mr. Hammond:

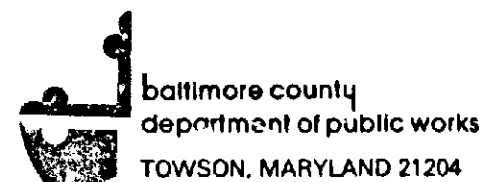
The existing D.R. 16 zoning can be expected to generate approximately 170 trips per day and the proposed general offices can be expected to generate 340 trips per day.

Reisterstown Road is very congested at this time and any increase in traffic is undesirable.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSP/mjm



THORNTON M. MOURING, P.E.
DIRECTOR

June 12, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #215 (1978-1979)
Property Owner: Bernard & Frieda Potts
E/S Reisterstown Rd. 340' S. Greenspring Valley Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 79-16X)
Acres: 1.42 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for IDCA Project 79-16X. Comments were also supplied in conjunction with the Zoning Advisory Committee review of this property for Zoning Item #143 (1969-1970), Item 40 of Zoning Cycle II (October 1971 - April 1972) and Item 37 of Zoning Cycle III (April - October 1972).

The above mentioned comments are referred to for your consideration. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #215 (1978-1979).

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

P-NE Key Sheet
40 NW 28 Position Sheet
NW 10 G Topo
67 Tax Map

Attachments

113. Property Owner: Bernard Potts, et ux
(1969-1970)
Page 2

Sanitary Sewer (Cont'd)

Reisterstown Road (Md. 110) is a State Road; therefore, any construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State Roads Commission of Maryland, in addition to those of Baltimore County.

Highways:

P-NE Key Sheet
40 NW 28 Position Sheet
NW 10 G Topo
67 Tax

BUREAU OF ENGINEERING

Zoning Plat - Comments

113. Property Owner: Bernard Potts, et ux
(1969-1970) Location: 4/3 Reisterstown Rd., 755' S/E of Green Spring Valley Rd.

District: 3rd
Present Zoning: R-10
Proposed Zoning: BL
No. Acres: 1.42 Ac ±

Highways:

Reisterstown Road (Md. 110) is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

Reisterstown Road (Md. 110) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Water:

Public water is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property. However, public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 1,500 feet in length, from the existing 10-inch Garrison Area Sanitary Sub-Interceptor Sewer in Reisterstown Road, shown on Drawing 59-1260, A-10.

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 27, 1972

Re: Item #37 (Cycle April - October 1972)

Sanitary Sewer:

Public sanitary sewer can be made available to serve this property by constructing a public sanitary extension approximately 800 feet in length from the existing 10-inch gravity sewer in Reisterstown Road at Greenspring Valley Road.

Reisterstown Road is a State Road; therefore, any construction within the State Road's right-of-way will be subject to the standards, specifications and approval of the State Highway Administration, in addition to those of Baltimore County.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:CLM:iss

NW 10 G Topo Sheet

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 27, 1972

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #37 (Cycle April - October 1972)
Property Owner: Frieda and Bernard Potts
W/S Reisterstown Rd., 755' S/E of Green Spring Valley Rd.
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to D.L.
District: 3rd No. Acres: 1.42 acres

Dear Mr. Myers:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Access to this site is from Reisterstown Road, which is a State Road. All improvements, intersections and entrances on this road are subject to State Highway Administration requirements.

Storm Drains:

Reisterstown Road (Md. 110) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water:

Public water is available to serve this property.

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Coltrider
Administrator

April 30, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, April 24, 1979
ITEM: #215.
Property Owner: Bernard & Frieda Potts
Location: E/S Reisterstown Rd. (Route 140) 340' S Greenspring Valley Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-16-X)
Acres: 1.42
District: 3rd

Dear Mr. DiNenna:

Stopping sight distance along the property frontage is less than desirable. Stopping sight distance at the location of the south entrance is inadequate, therefore, this entrance must be eliminated. A 195' deceleration lane, with a 230' taper, must be provided. The roadside curb along the deceleration lane is to be 40' from the centerline of existing roadway. The right of way widening must be provided accordingly.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,

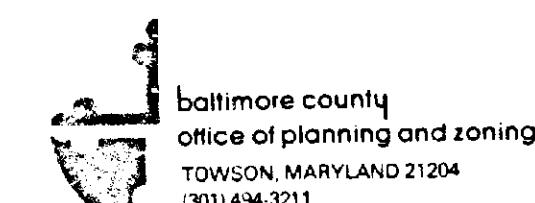
Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CL:JEM:vrd

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



John D. Seyffert
DIRECTOR

July 12, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #215, Zoning Advisory Committee Meeting, April 24, 1979, are as follows:

Property Owner: Bernard and Frieda Potts
Location: E/S Reisterstown Road 340' S. Greenspring Valley Road
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for offices (IDCA 79-16-X)
Acres: 1.42
District: 3rd

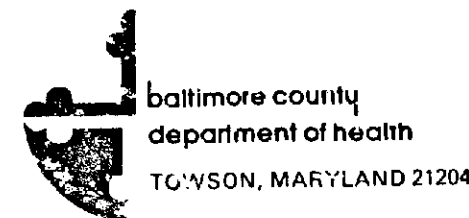
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Screening must be provided along the frontage of the property and landscaping should be provided.

If the upper floors are to be used for medical offices parking for that area would be at a rate of 1 space for each 300 square feet of floor area.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 21, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 215, Zoning Advisory Committee meeting of
April 24, 1979, are as follows:

Property Owner: Bernard & Frieda Potts
Location: E/S Reisterstown Rd. 340' S Greenspring Valley Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-16-X)
Acres: 1.42
District: 3

Metropolitan water is available and public sewer must be extended to the property. A building permit for the proposed offices will not be approved until construction of the proposed sewer extension has commenced. Final occupancy will not be permitted until the building has been connected to the sewer.

Very truly yours,
Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:phg



Paul H. Reincke
CHIEF

May 21, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Bernard & Frieda Potts

Location: E/S Reisterstown Rd. 340' S Greenspring Valley Rd.

Item No. 215 Zoning Agenda Meeting of 4/24/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle load and condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1974 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *HT Kelly*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Wagoner*
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 23, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 24, 1979

RE: Item No: 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

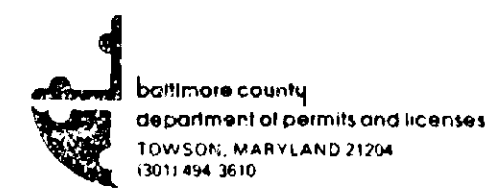
Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH M. MCCOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTHAIR

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCH
ROGER S. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



JOHN D. SEYFERT
DIRECTOR

April 24, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 215 Zoning Advisory Committee Meeting, April 24, 1979 are as follows:

Property Owner: Bernard & Frieda Potts
Location: E/S Reisterstown Road 340' S Greenspring Valley Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-16-X)

Acres: 1.42
District: 3rd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Please be aware of the elevator requirements of the Maryland Handicapped Code, which are applicable to this structure.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

Date: July 19, 1979

TO: John D. Seyfert, Director
Office of Planning and Zoning

FROM: Petition #80-30X-Item #215.

Petition for Special Exception for office building
East side of Reisterstown Road 340 feet South of Greenspring Valley Road
Petitioner - Bernard and Frieda Potts

3rd District

HEARING: Thursday, August 2, 1979 (1:00 P.M.)

Office use would be appropriate here. If granted, details of landscaping should be submitted to and approved by the Division of Current Planning and Development.

John D. Seyfert
John D. Seyfert, Director
Office of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna

Date: October 29, 1971

ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

SUBJECT: Item #10 (Cycle October 1971 - April 1972)

Property Owner: Bernard & Frieda Potts
Location: N/E Reisterstown Road, 755' S of Greenspring Valley Road
Present Zoning: D.R. 16
Proposed Zoning: Rezone to E.L.
District: 3rd District: Northwestern
No. Acres: 1.42

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Reisterstown Road (Md. 110) is a State Road; therefore, this site will be subject to State Highway Administration review and all street improvements and entrance locations on this road will be subject to State Highway Administration requirements.

Sediment Controls:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

Reisterstown Road (Md. 110) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water:

Public water is available to serve this property.

Item #10 (Cycle October 1971 - April 1972)
Property Owner: Bernard and Frieda Potts
Page 2
October 29, 1971

Sanitary Sewer

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 1,600 feet in length, from the existing 10-inch Garrison Sanitary Sub-Interceptor Sewer in Reisterstown Road, shown on Drawing #59-1260-A-10. The portion of this required extension from the sub-interceptor to Greenspring Valley Road, a distance of approximately 825 feet, has been designed and bids have been taken for construction. This proposed 10-inch sanitary sewer is shown on Drawing #80-3062 (1).

Reisterstown Road (Md. 110) is a State Road; therefore, any construction within the State Road right-of-way will be subject to the standards, specifications and approval of the Maryland State Highway Administration, in addition to those of Baltimore County.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:REC:155

P-W Key Sheet
40 NW 28 Position Sheet
NW 100 Topo
67 Tax Map

Mr. & Mrs. Bernard Potts
3206 Midfield Road
Baltimore, Maryland 21208

October 2, 1979

RE: Petition for Special Exception
E/S of Reisterstown Road, 340' S
of Greenspring Valley Road
3rd Election District
Bernard Potts, et ux - Petitioners
Case No. 80-30-X (Item No. 215)

Dear Mr. & Mrs. Potts:

Please be advised that an Appeal has been filed by S. Leonard Rottman, Esquire on behalf Gary R. Maslan, Agent for Queen Anne Village Association, Inc., from the decision rendered by the Zoning Commissioner of Baltimore County in the above-referenced matter.

You will be notified of the date and time of the Appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WES:j

cc: Gary Richard Maslan, Esq.
Mr. Stiles T. Colwill, Pres.
Citizens for Environmental Planning
Today/Tomorrow
Ms. Judith P. East
Greenspring Valley Planning Council
Mrs. Pat Lassell
Reisterstown-Owings Mills-Glyndon
Coordinating Council
bcc: James D. Nolan, Esq.

Mrs. Virginia White
John W. Hession, III, Esq.
People's Council

Set x 3

LAW OFFICES OF
TABOR AND ROTHMAN
PROFESSIONAL ASSOCIATION
SUITE 1808-CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201

TELEPHONE 547-1500
AREA CODE 301

September 25, 1979
CERTIFIED MAIL NO. 424426
RETURN RECEIPT REQUESTED

Mr. William E. Hammond
Zoning Commissioner
1109 County Office Building
Towson, Maryland 21204

Re: Case No. 80-30X

Mr. Hammond:

Gary R. Maslan, representative of Queen Anne Village Association, Inc., by and through the undersigned, hereby protests the decision rendered on August 28, 1979 by the Zoning Commissioner of Baltimore County. The Petitioners in this case were Bernard Potts and Freda Potts.

Please enter an appeal to the County Board of Appeals of the above-referred to decision.

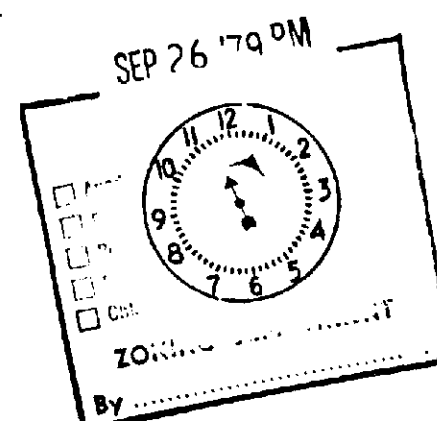
Very truly yours,

S. Leonard Rottman

SLR/dmc
cc: Mr. Anthony P. Rubino
cc: Mr. Gary R. Maslan

31 Calverton Ct.
O.K. 2/1/77

Rep. of Developer
Office - 1
700 Baltimore Ave
21304



Zoning Hearing Testimony
Room 107 County Office Building

Re: Potts Property
Reisterstown and Green Spring
Valley Roads
File No. 80-30X Item No. 215

I am representing the organization, Citizens for Environmental Planning Today/Tomorrow. We are a Civic Council consisting of approximately two thousand families.

Our organization is not against a general office building on the Potts property but if it is to include medical offices, we will fight it tooth and nails. The reason is because of the traffic trips per day that a medical office building would generate. This would destroy the quality of Green Spring Valley Road and the Green Spring Valley which the public development program is committed to protect.

We have done a count of the additional trips per day that will stem from this intersection and utilize Green Spring Valley Road. When the developments that are in process in this area are completed among others, I include Queen Anne Village of more than one thousand dwelling units and concrete housing and Millstone property of over eight hundred units, not to mention McDonough Hall or anything that would go on that site, there will be over twenty-five thousand trips per day over what is now a country road. Counting at the unrealistic rate of one car per family.

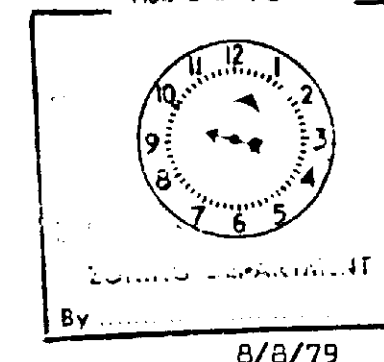
Our Council is ready to cooperate with well planned growth, but we can not tolerate a special exception for badly planned growth.

Citizens for Environmental Planning Today/
Tomorrow



C.E.P.T.
CITIZENS FOR ENVIRONMENTAL PLANNING
TODAY / TOMORROW
11245 Greenspring Avenue
Lutherville, Md. 21093

AUG 16 '79 PM



Mr. William Hammond,
Zoning Commissioner, Balto. County
County Office Building
Towson, Md. 21204

Dear Mr. Hammond:

CEPT has consistently held that an exacerbation of the traffic on Greenspring Valley Rd. would fatally compromise the Greenspring Valley -- a unique resource. For the entire County, whether one benefits from the drive to it or through it.

Since Mr. Bernard Potts orally assured CEPT on numerous occasions that he could profitably build a general office building on his property at Reisterstown and Valley Rds. (Ref. 80-30-X, Item No. 215, case heard 8/2/79), and since general offices afford almost 5 times fewer vehicular trips per day than do medical offices, we asked Mr. Potts to put his assurances in writing. Due to the enclosed letter, we would feel no need to pursue adversary proceedings against Mr. Potts if his assurances are legalized.

We therefore solicit your good offices in granting Mr. Bernard Potts a Special Exception for non-medical offices, so that he and the community could both benefit by your action.

Respectfully,

Stiles T. Colwill

Stiles T. Colwill, President
Citizens for Environmental Planning Today/Tomorrow

POTTS AND POTTS
ATTORNEYS AT LAW
SUITE 1207 COURT SQUARE BUILDING
CALVEY AND LEXINGTON STREETS
BALTIMORE, MARYLAND 21202

BERNARD POTTS
PHILLIP L. POTTS

August 7, 1979

Mr. Sol Colwill
c/o Ralston Farms
Greenspring Avenue
Lutherville, Maryland 21093

RE: Reisterstown Road
Special Exceptions

Dear Mr. Colwill:

Please be advised that I am not contemplating building a medical office building but expect to use the premises for offices in general.

I do respect the wishes of the community and do not wish to alienate anyone. Although this is a small office building, I do believe it is important to have the cooperation of all neighbors.

Trusting this will clarify this matter, I remain

Very truly yours,

Bernard Potts

BP:lw
cc: James Nolan
Lane Berke

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #80-30X, Item #215.

Petition for Special Exception for office building
East side of Reisterstown Road 340 feet South of Greenspring Valley Road
Petitioner - Bernard and Frieda Potts

3rd District

HEARING: Thursday, August 2, 1979 (1:00 P.M.)

Office use would be appropriate here. If granted, details of landscaping should be submitted to and approved by the Division of Current Planning and Development.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: OCT. 2, 1979
Posted for: APPEAL
Petitioner: BERNARD POTTS, ET AL
Location of property: E/S OF REISTERSTOWN RD. 340' S OF GREENSPRING VALLEY RD.
Location of Signs: E/S OF REISTERSTOWN RD. 540' +/- S OF GREENSPRING VALLEY RD.
Remarks: Thomas B. Nolan
Posted by: Thomas B. Nolan Date of return: OCT. 26, 1979

1-S:GW

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: July 13, 1979
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: BERNARD AND FRIEDA POTTS
Location of property: E/S REISTERSTOWN RD. 340' S GREENSPRING VALLEY RD.
Location of Signs: E/S REISTERSTOWN RD. 540' +/- S OF GREENSPRING VALLEY RD.
Remarks: Thomas B. Nolan
Posted by: Thomas B. Nolan Date of return: July 20, 1979

1-S:GW

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 4th day of June 1979. Filing Fee \$50.00. Received ☒ Check ☐ Cash ☐ Other

Stiles T. Colwill
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Bernard Potts Submitted by: Paul Lee
Petitioner's Attorney: [Signature] Reviewed by: [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 83210

DATE: September 27, 1979 ACCOUNT: 01-569
AMOUNT: \$15.00
RECEIVED: Tabor & Estman
FOR Filing Fee for Appeal of Case No. 80-30-X
#238 Sept 27, 1979 P.M. 75.00 HIC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 78762
DATE: July 3, 1979 ACCOUNT: 801-662
AMOUNT: \$50.00
RECEIVED: Paul Lee, Director, Planning and Zoning
FOR Filing Fee and Application for Case 80-30-X
\$35.00 P.M. 3 5000 HIC

ZONING: Petition for Special Ex-
ception for office building
LOCATION: East side of Reisters-
town Road 340 feet South of
Greenspring Valley Road
LATS & TIME: Thursday, August
2, 1979 at 1:00 P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commission of Baltimore City, by authority of the Zoning Administrator, will hold a public hearing:

For a Special Exception for office building

All that parcel of land in the City of Baltimore County

Beginning for the same at a point on the east side of the Baltimore and Annapolis Road being located 340 feet S southerly from the center of the Baltimore and Annapolis Road; also being the division line for the DR 35 and DR 16 Zoning Districts; and

thence leaving said east side of the Reisterstown Road

Running line the two following courses: (1) North 50 degrees 30 minutes East 100.00 feet to the east side of the Baltimore and Annapolis Road; (2) South 82 degrees 59 minutes East 45.61 feet; thence leaving said east side of the Baltimore and Annapolis Road parallel to Reisterstown Road (3) South 39 degrees 39 minutes East 100.00 feet to the east side of the Baltimore and Annapolis Road; (4) South 56 degrees 01 minute West 100.00 feet to the east side of the Baltimore and Annapolis Road; (5) South 56 degrees 01 minute West 100.00 feet to the east side of the Baltimore and Annapolis Road; (6) South 56 degrees 01 minute West 100.00 feet to the place of beginning.

Containing 479.00 sq. of land.

Containing 1.42 acres of land,
more or less.

Being the property of Bernard
and Frieda Potts, as shown on plat
plan filed with the Zoning Depart-
ment.

Hearing Date: Thursday, August
2, 1978 at 1:00 P.M.

Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

July 12.

TOWSON, MD., July 12, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ for one time successive weeks before the 2nd day of August, 1979, the ~~first~~ publication appearing on the 12th day of July, 1979.

THE JEFFERSONIAN.

L. Frank Shepherd
Manager.

Cost of Advertisement, \$-----

3rd District
PENDING: Petition for Special Ex-
emption for office building
LOCATION: East side of Re-
newal Road 340 feet South of
Reynolds Valley Road
DATE & TIME: Thursday, August
1979 at 1:00 P.M.
PUBLIC HEARING: Room 105,
County Office Building, 111 W.
Main Avenue, Townsend.

[illegible]

OFFICE OF

THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 July 12 19 79

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION - Bernard
Potts, et ux
was inserted in the following:

- ☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☒ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
13th day of July 1979, that is to say, the same
was inserted in the issues of July 12, 1979.

STROMBERG PUBLICATIONS, INC.

BY Esther Burgee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 23086

DATE August 1, 1979 ACCOUNT #01-662

AMOUNT \$17.77

RECEIVED FROM Frieda Potts

FOR Advertising and Posting for Case No. 80-30-X

677 TRMS 2 47.77 MSC

VALIDATION OR SIGNATURE OF CASHIER

#80-30-
(Doc 215)

E/S of Reisterstown Rd.,
340° S of Greenring Valley Rd.

Bernard Potts, et ux

1 SIGN

June 21, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

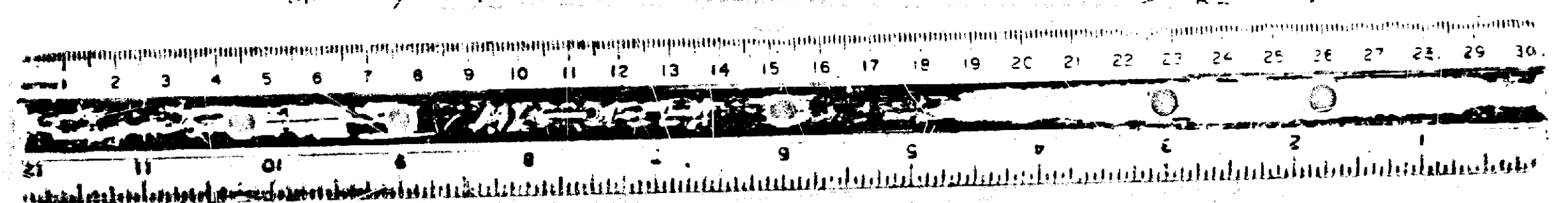
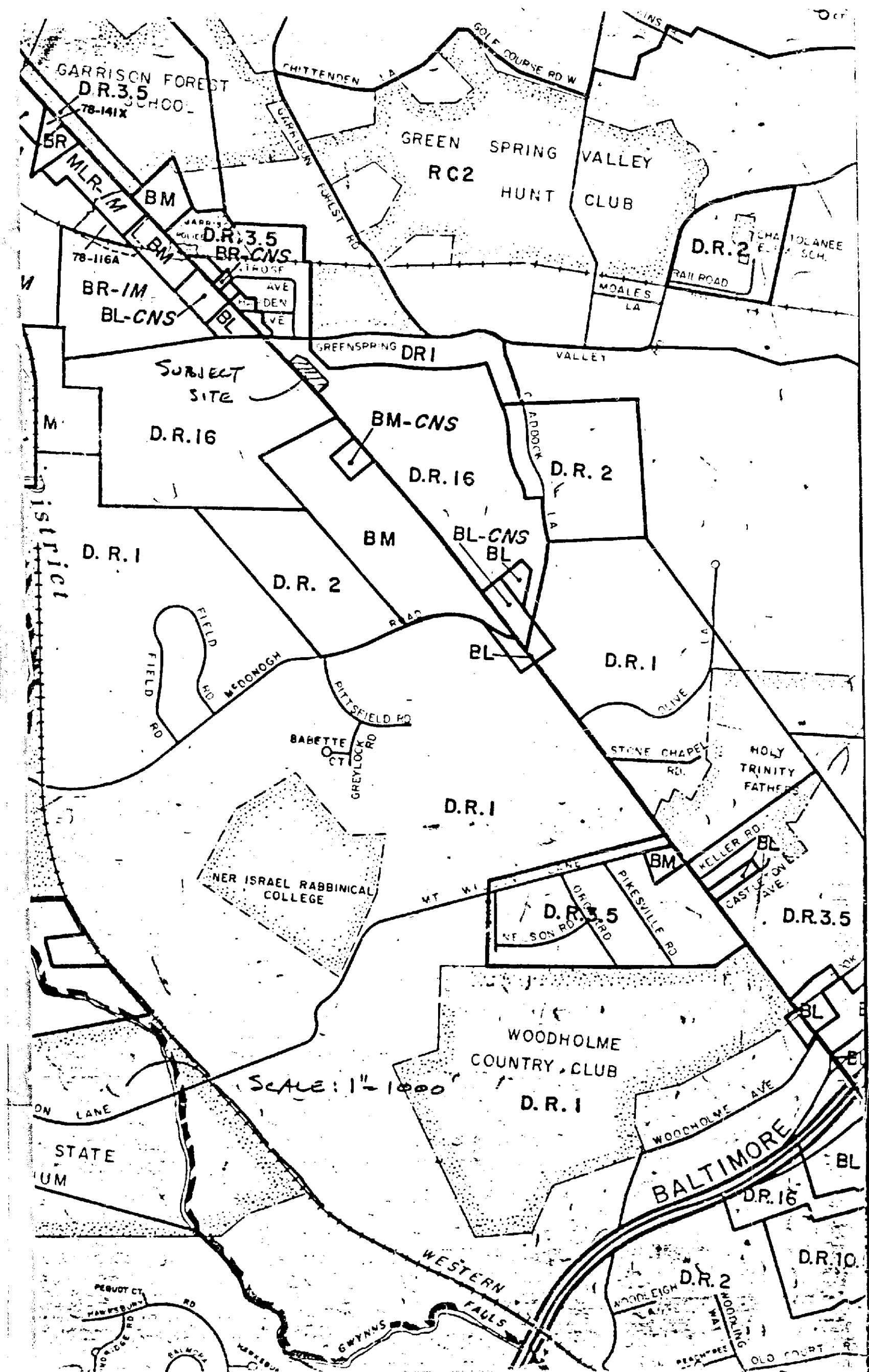
Comments on Item # 215, Zoning Advisory Committee meeting of April 24, 1979, are as follows:

Property Owner: Bernard & Frieda Potts
Location: E/3 Rialtostrawn Rd. 340' S Gr. encompassing Valley Rd.
Existing Zoning: D.R. 15
Proposed Zoning: Special Exception for offices (IDCA 79-16-X)
Acre: 1.42
District: 3

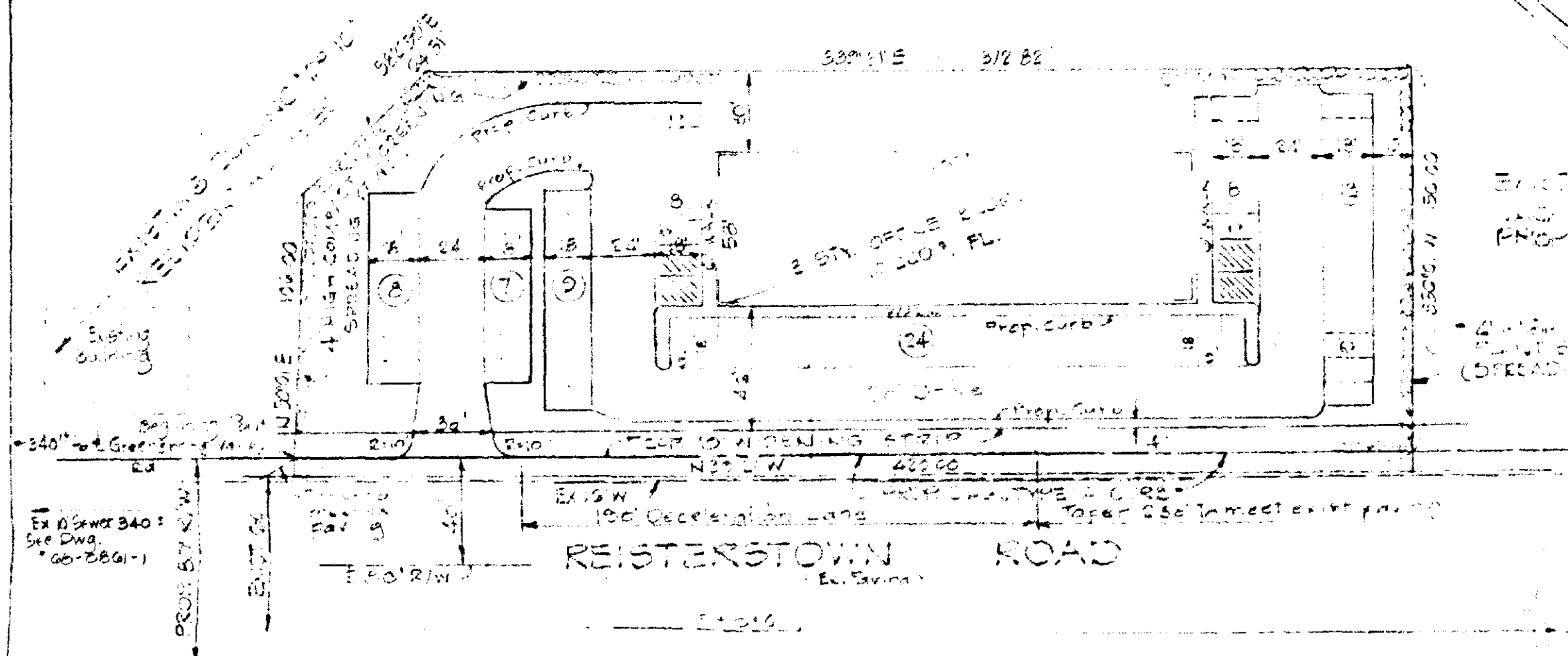
Metropolitan water is available and public sewer must be extended to the property. A building permit for the proposed offices will not be approved until construction of the proposed sewer extension has commenced. Final occupancy will not be permitted until the building has been connected to the sewer.

Very truly yours,

Law J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES



EXISTING ZONING DR-10
RESIDENTIAL USE

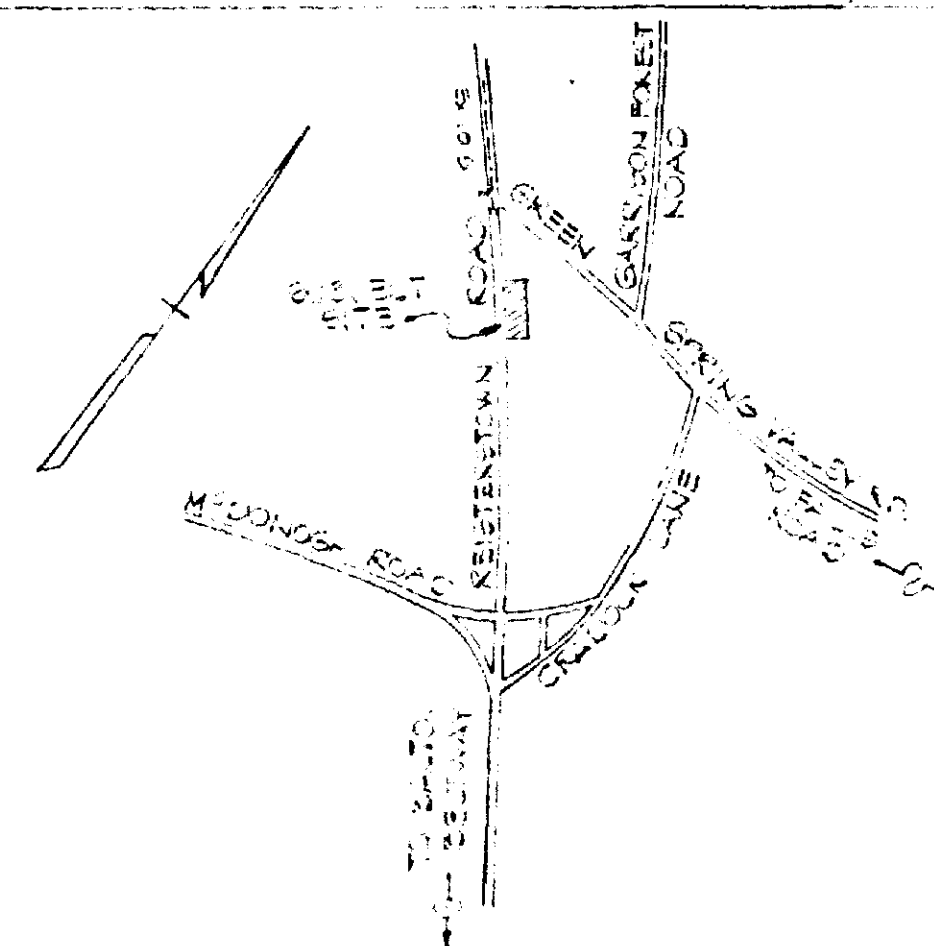


EXISTING ZONING DR-10
VACANT LAND
PROPOSED RESIDENTIAL USE

4' WIDE EASEMENT
PLANT SCREEN
(SPREADING NEWS)

REISTERSTOWN ROAD

Existing Zoning DR-10
Vacant Land



VICINITY MAP

SCALE 1" = 1000'

GENERAL NOTES

1. TOTAL AREA OF SITE = 1.42 AC.
2. EXISTING ZONING OF PROPERTY = "DR-10"
3. EXISTING USE OF PROPERTY = VACANT LAND
4. PROP. ZONING OF PROPERTY = "OFFICE" WITH SPECIAL EXCEPTION
5. PROP. USE OF PROPERTY = "OFFICE USE"
6. OFF-STREET PARKING DATA:
 A. GROUND FLOOR = 10,440 SQ. FT. REQUIRING 23 SPACES
 B. UPPER FLOOR = 20,880 SQ. FT. REQUIRING 42 SPACES
 C. TOTAL SPACES REQUIRED = 77
 D. TOTAL SPACES PROPOSED = 77
7. SITE IS LOCATED IN JONES FALLS DRAINAGE AREA
8. SITE TO BE GRADED TO MEET GRADE OF REISTERSTOWN RD.
9. DEVELOPER TO GRANT REVERTIBLE EASEMENT TO S.H.A. FOR GRADING ALONG REISTERSTOWN RD. IF REQ'D.

REFUSE BOX

Item 215
REVISED PLANS

MAY 21 79 AM

PLAN TO ACCOMPANY PETITION

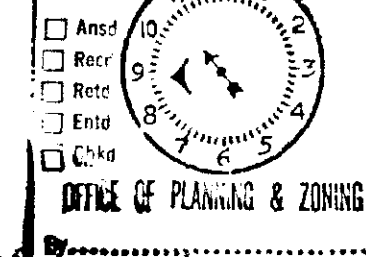
FOR

SPECIAL EXCEPTION

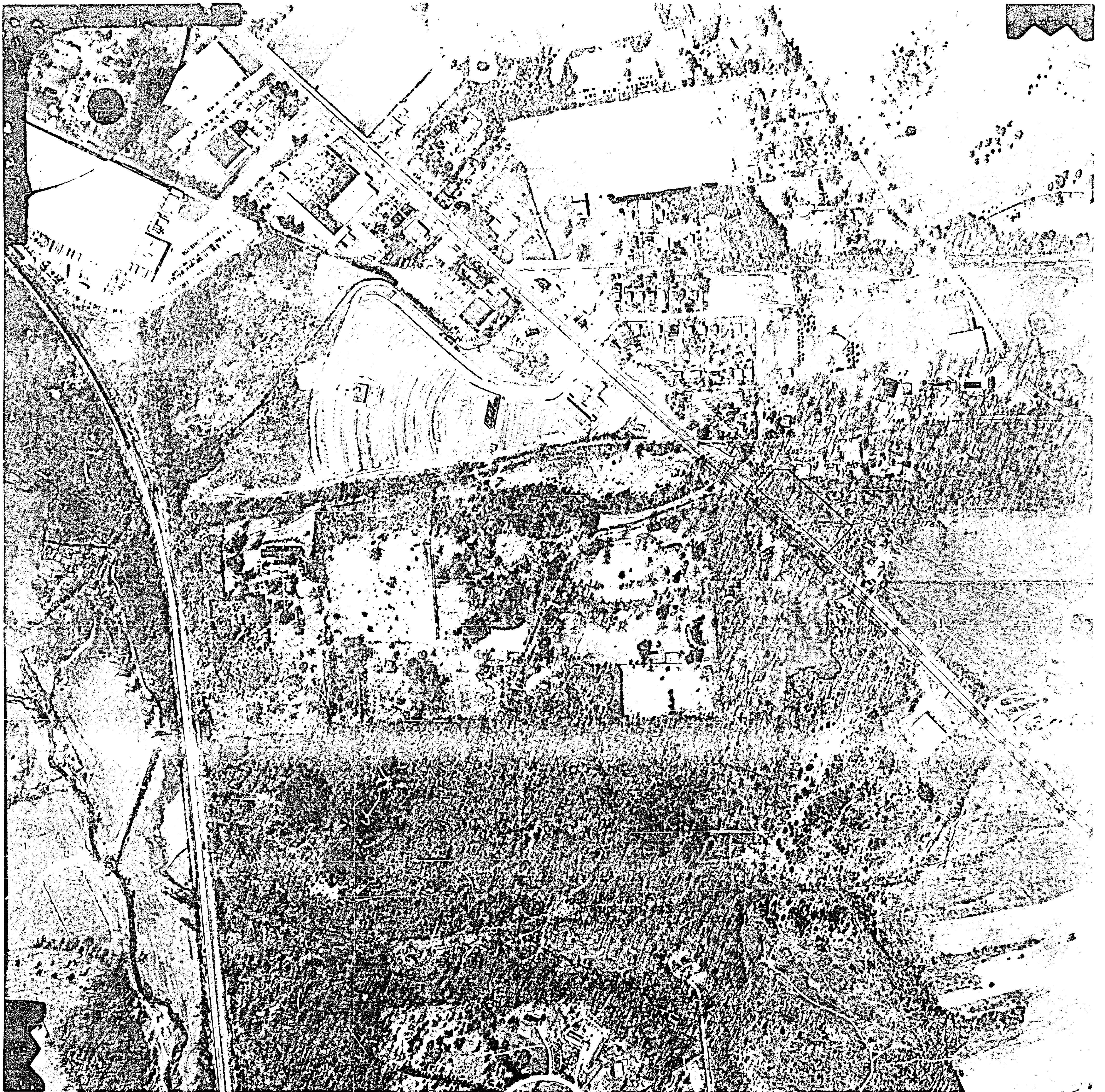
PROPERTY OF

BERNARD POTTS

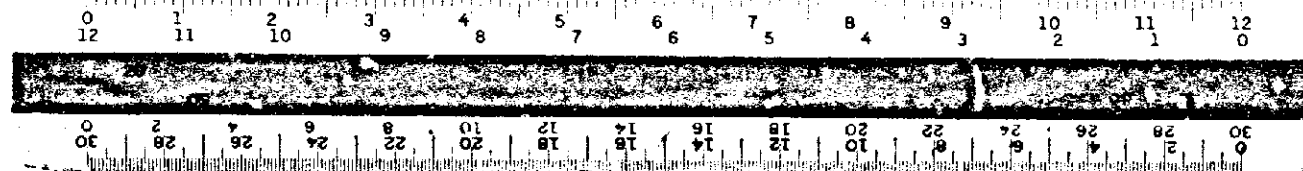
REISTERSTOWN ROAD & GREEN SPRING VALLEY RD.
ELECTION DIST. 3 BALTIMORE CO., MD.
SCALE 1" = 30' MARCH 22, 1979
MAY 18, 1979



Paul L. Cunningham, Inc.
306 W. Pennsylvania Ave.
Towson, Maryland 21204



Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204



SCALE: 1" = 200'

8-19 NW

4

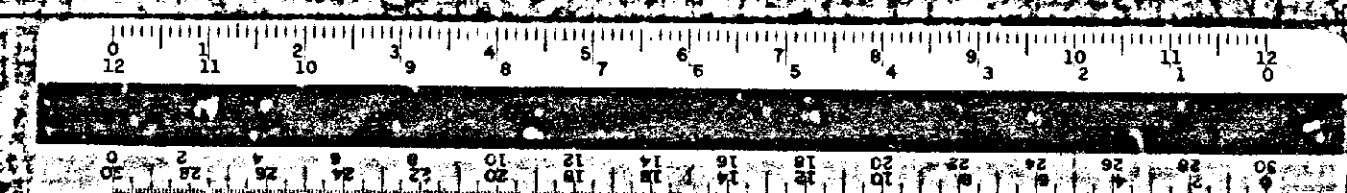


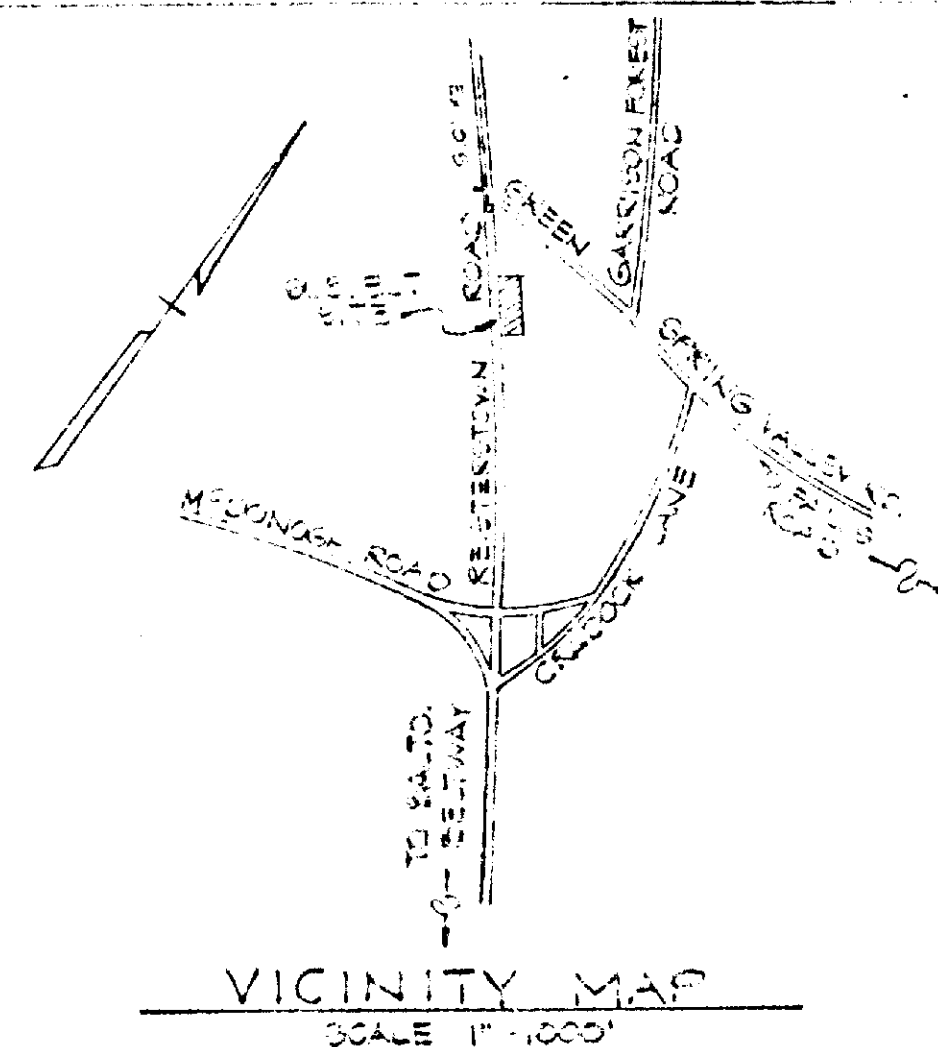
- OWNER -
 P-NE BERNARD POTTS
 T-SE 3206 MIDFIELD RD
 Pikesville, MD. 21208

Paul Lee Engineering, Inc.
 304 W. Pennsylvania Ave.
 Towson, Maryland 21204

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS:			SCALE 1" = 200'	LOCATION GARRISON CHATALONEE	SHEET N. 38 15-G
	BY	DATE			
			DATE OF PHOTOGRAPHY APRIL, 1943		
Photography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION PHILADELPHIA, PA.					





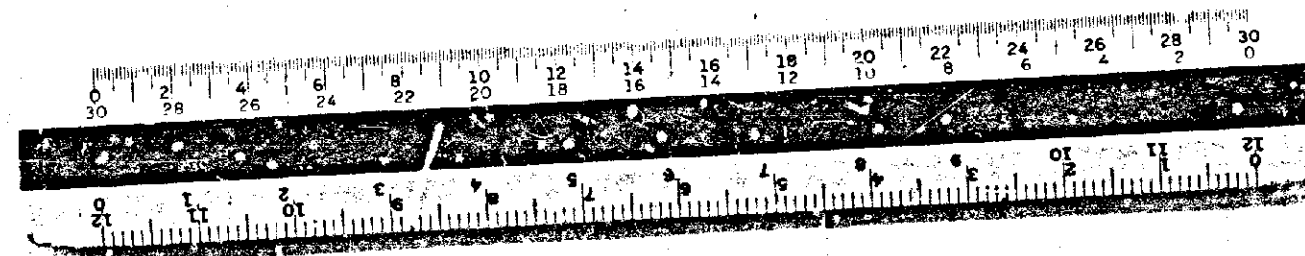
1. TOTAL AREA OF SITE : 1.26 AC.
2. EXISTING ZONING OF PROPERTY : "DR-10"
3. EXISTING USE OF PROPERTY : VACANT LAND
4. PROP. ZONING OF PROPERTY : "DR-16" WITH SPECIAL EXCEPTION
5. PROP. USE OF PROPERTY : "OFFICE USE"
6. OFF-STREET PARKING DATA:
 - A. GROUND FLOOR=10,440 SQ. FT. REQUIRING 33 SPACES
 - B. UPPER FLOOR = 20880 SQ. FT. REQUIRING 32 SPACES
 - C. TOTAL SPACES REQUIRED = 77
 - D. TOTAL SPACES PROPOSED = 77
7. SITE IS LOCATED IN JONES FALLS DRAINAGE AREA
8. SITE TO BE GRADED TO MEET GRADE OF REISTERSTOWN RD.
9. DEVELOPER TO GRANT REVERTIBLE EASEMENT TO S.H.A. FOR GRADING ALONG REISTERSTOWN RD. IF REQ'D.

SPECIAL EXCEPTION
PROPERTY OF

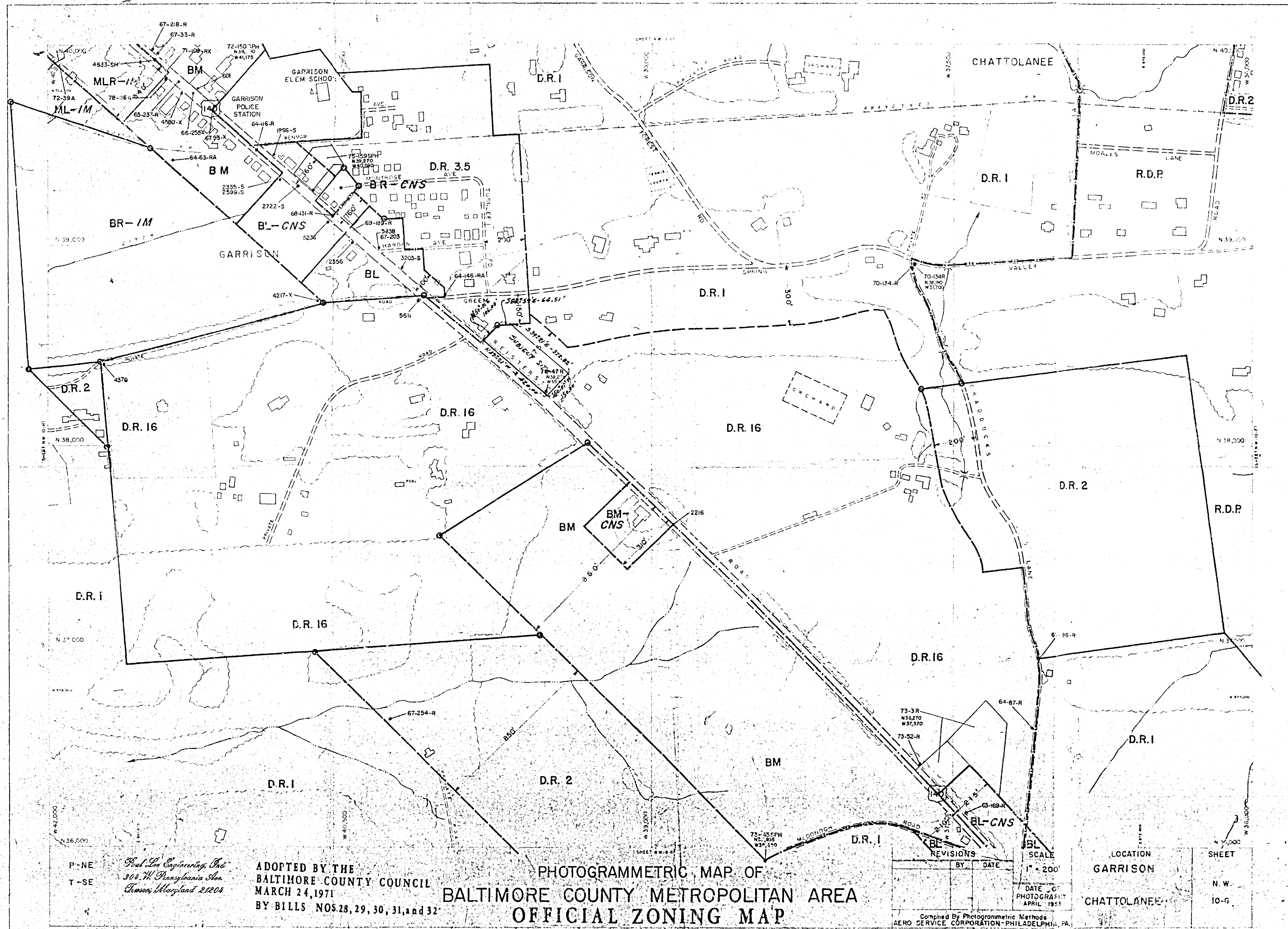
BERNARD POTTS
REISTERSTOWN ROAD & GREEN SPRING VALLEY RD.
ELECTION DIST. 3
SCALE: 1" = 50'
BALTIMORE CO., MD.
MARCH 23, 1970
MAY 18, 1973



Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204



$\vec{r} \times \vec{I}$



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Bernard and Frieda Potts, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... proposed office building

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Bernard Potts
Frieda Potts
Legal Owner
Address: 3206 Midfield Rd., Pikesville, Md. 21092

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... 21st... day of... June... 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 2nd... day of... August... 1979, at 1:00 o'clock... P.M.

(over)

Donogh Roads, and other commercially zoned property on both sides of Reisterstown Road north of his site. Also included in his reasons was a nineteen (19) acre tract immediately adjoining his that is presently under consideration for reclassification from D.R. 16 to B.M. - C.N.S.

Under cross-examination, Mr. Potts stated that he was not aware of any covenants restricting the commercial use of the shopping center at Craddock Lane, or that a use permit for parking in a residential zone had been denied twice for the proposed regional center at McDonogh Road. He had not been aware that a Comprehensive Zoning Map had established R.A. zoning on subject property approximately three (3) years before it was purchased, (around 1950). Mr. Potts explained that he had not checked the zoning when the property was purchased because he was not concerned at that time how it would be used. He does not have a prospective developer at this time, but would not consider one that would generate large amounts of traffic.

Advisory comments (regarding the proposed development) by the Department of Traffic Engineering, and the State Highway Administration were as follows:

Department of Traffic Engineering:

"The subject petition was reviewed as Item No. 40 during the second cycle. The following comment remains valid. "Review of the subject site indicates severe grading and sight distance problems, should the site be developed as shown. The trip density should increase from 180 to 700 trips per day. This increase is undesirable due to present capacity restraints along Reisterstown Road."

State Highway Administration:

"There is poor stopping sight distance along the frontage of the subject site due to an over-vertical curve (hill) to the southeast. The problem is augmented by the steep grade on Reisterstown Road. The portion of the frontage that is least objectionable for access is at the northwest property line. Considering the foregoing, only one point of access will be permitted, which shall be located as close to the northernmost property line as possible (5' from the property line to the P.C. of the radius return into the entrance).

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMITS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Bernard Potts and Frieda Potts
LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES, ON 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION IN A... ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.42 AC. DEED REF. 1813-568
GRADING... % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE
GROUND FLOOR 100' x 58' AREA 10,540 S.F.
NUMBER OF FLOORS 2 TOTAL HEIGHT 30'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 21,320 S.F. / 61,855.2 S.F. = 50.6%

BUILDING USE
GROUND FLOOR office OTHER FLOORS office

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 5 OTHER FLOORS 42 TOTAL 47

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 26,950 S.F.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

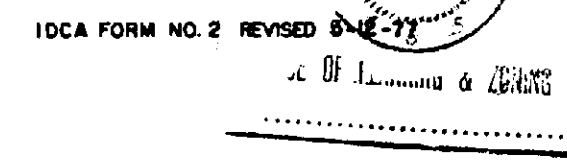
UTILITIES SECURITY APPROVAL BUREAU OF LAND DEVELOPMENT

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT, LESSEE OR CONTRACT PURCHASER
ADDRESS
LEGAL OWNER

THE PLANNING BOARD HAS DETERMINED ON 6-21-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(P) OF THE BALTIMORE COUNTY CODE, 1988.

APR 4 79 PM
DATE 6-22-79
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD
ACTING DIRECTOR



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S of Reisterstown Rd., 340' : OF BALTIMORE COUNTY
S. of Greenspring Valley Rd., :
3rd District :
BERNARD POTTS, et ux, Petitioners : Case No. 80-30-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524, 1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of July, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Bernard Potts, 3206 Midfield Road, Pikesville, Maryland 21098, Petitioners.

John W. Hession, III

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
CATION : ZONING
NE/S of Reisterstown Road, 755' :
SE of Valley Road - 3rd District :
Bernard Potts - Petitioner : COMMISSIONER
NO. 73-47-R (Item No. 37) : OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 16 Zone to a B.L. Zone, on a 1.42 acre parcel of land located on the north side of Reisterstown Road, three hundred and thirty-five (335) feet south of Valley Road.

Mr. Bernard Potts, owner of the subject property, testified in his own behalf. His testimony was, in effect, as follows.

The subject property was acquired about twelve (12) years ago and represents the only property other than his home that he owns. The site drops off fifteen (15) feet or so in a sharp bank along the frontage of Reisterstown Road. This grade, the grade at the rear where the elevation also falls off sharply, and the rocky condition of the soil, led Mr. Potts to determine that the site was not suitable for apartment development which would be in keeping with the community. The cost of removing the rock and/or grading, and the fact that the site is located on a busy highway, dictates that low cost apartments be constructed that would be out of character with the surroundings.

If the request should be granted, his plans call for improvements as a tire store, bank branch, or saving and loan bank that would not generate large traffic volumes.

He feels that the property is presently classified in error because of the above reasons. First, the rocky condition of the soil and the topography. It was also pointed out as reason for error, the fact that other properties in the area are zoned commercial uses, namely: the commercially zoned shopping center at the corner of Reisterstown Road and Craddock Lane, the regional shopping center, planned at the northwest corner of Reisterstown and Mc-

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Office Building : COUNTY BOARD OF APPEALS
E/S Reisterstown Road 340' :
S. of Greenspring Valley Road : OF
3rd District :
Bernard Potts, et ux : BALTIMORE COUNTY
Petitioners :
No. 80-30-X

ORDER OF DISMISSAL

Petition of Bernard Potts, et ux, for special exception for an Office Building on property located on the east side of Reisterstown Road 340 feet south of Greenspring Valley Road, in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed March 24, 1980 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Protestant-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Protestant-Appellant requests that the appeal filed on behalf of said Protestant be dismissed and withdrawn as of March 24, 1980.

IT IS HEREBY ORDERED this 25th day of March, 1980, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Acting Chairman
John A. Miller
John A. Miller
LeRoy B. Spurrer

LAW OFFICES OF
TABOR AND ROTTMAN
PROFESSIONAL ASSOCIATION
SUITE 1808 CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
TELEPHONE 547-1800
AREA CODE 301

March 21, 1980

County Board of Appeals
219 Court House
Towson, Maryland 21204

Re: Case No. 80-30-X

Gentlemen:

On behalf of Gary R. Maslan, representative of Queen Anne Village Association, Inc., Protestant, please dismiss the appeal pending in the captioned case. You will note that a hearing on the appeal in this matter has been set for March 25, 1980 at 10:00 a.m. It will, of course, not be necessary to hold the scheduled hearing.

Very truly yours,
E. Leonard Rottman

SLR/d
cc: Mr. Gary R. Maslan
cc: Mr. Jerry Luery
cc: Mr. David Palmer
cc: Mr. George Krause
cc: Mr. Anthony P. Rubino
cc: Bernard Potts, Esquire

RECEIVED
MAR 24 1980
BALTIMORE COUNTY

JUL 11 1980

IN RE: PETITION SPECIAL EXCEPTION *
 E/S of Reisterstown Road, *
 340' S of Greenspring Valley *
 Road - 3rd Election District *
 Bernard Potts, et ux, *
 Petitioners *

BEFORE THE *
 ZONING COMMISSIONER *
 OF BALTIMORE COUNTY *
 Case No. 80-30-X *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to Section 502.3, Baltimore County Zoning Regulations (BCZR), and upon consideration of the request for an extension of the time allowable for utilization of the special exception granted herein, it being clear that the Petitioners could not have utilized said special exception within the maximum allowable time because of the inadequacy or unavailability of public sewer or water facilities, and further, it being clear that such facilities are now both adequate and available, as evidenced by the ability to obtain a Public Works Agreement permitting exercise of the special exception, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of March, 1985, that said special exception shall be extended for a period of 12 months, beginning August 1, 1984.


 Zoning Commissioner of
 Baltimore County

cc: Bernard Potts, Esquire
 People's Counsel

ORDER RECEIVED FOR FILING

DATE March 12, 1985
 BY [Signature]
 ADMINISTRATIVE ASSISTANT



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
 DIRECTOR

85-1967
 20A- Case file



By December 10, 1984

1-15/84
 9 - full file for me
 8

Bernard Potts
 Frieda Potts
 3206 Midfield Road
 Baltimore, Maryland 21208

BERNARD POTTS, Esq.

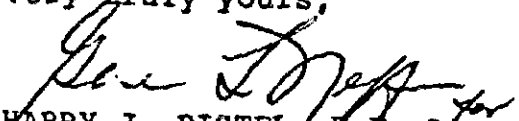
Reference: Case No. 80-30-X
 Bancroft Homes Office Building
 District 3-C3

Dear Mr. & Mrs. Potts:

As requested in the attached letter dated 6/21/84, you are hereby notified that a Public Works Agreement has been prepared for the referenced project.

Public Works Agreement No. 38405 was mailed to Bancroft Homes, Inc with a cover letter dated 12/6/84.

Very truly yours,


 HARRY J. PISTEL, P. E., Director
 Department of Public Works

HJP:JAM:SJN:nt
 Attachment
 cc: Arnold Jablon,
 Zoning Commissioner
 file



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 28, 1985

Bancroft Homes
10404 Stevenson Road
Stevenson, Maryland 21153

Attention: Mr. Timothy W. Thompson

Dear Mr. Thompson:

The following is in answer to your request regarding the availability of metropolitan sewage connections for the above mentioned project.

Please be advised that in August, 1984, the sewage moratorium was lifted, since we were given allocations. At this time, sewage allocations are available for this project. However, you must apply for a Reserve Capacity Use Certificate with the Office of Planning and Zoning (494-3353).

You are reminded that the application for a building permit and R.C.U.C. for this project must be made while sewage allocations are available, for this notice to remain effective.

If you have any questions regarding this matter, please contact me at 494-2762.

Very truly yours,

Jessie A. Butcher
Jessie A. Butcher, R.S., Chief
Plans Review Section
Environmental Support Services

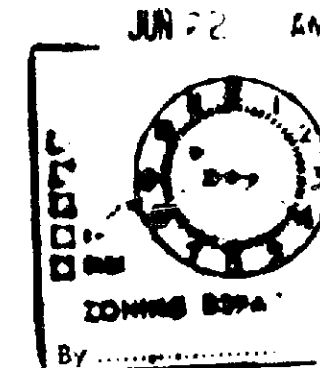
JAB:kl
John J. Johnson, P.E.
Bancroft Homes
10404 Stevenson Road
Stevenson, Maryland 21153

Mr. Arnold Jablon, Zoning Commissioner ✓
Office of Planning and Zoning

80-30

84-1452
Case File

BERNARD POTTS
FRIEDA POTTS
3206 Midfield Road
Baltimore, Maryland 21208



6-21, 1984

Mr. Harry Pistel
Director of Public Works
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Mr. Arnold Jablon
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 80-30-X
Bernard Potts, et ux

Gentlemen:

Enclosed herewith is a copy of an extension letter extending the Special Exception in the above captioned matter.

Pursuant to Section 502.3 of the Baltimore County Zoning Regulations, we respectfully request that when the Director of Public Works gives certified or registered mail notice of when a Public Works Agreement is obtainable for the above captioned property, that it give such notice to us as well as to the contract purchaser for the property, Bancroft Homes, Inc., 10404 Stevenson Road, Stevenson, Maryland 21153.

Thank you for your cooperation in this matter.

Sincerely,

Bernard Potts
Bernard Potts

Frieda Potts
Frieda Potts

Enclosure

cc: Martin A. Mitnick, Esquire
Jeffrey H. Scherr, Esquire
Bancroft Homes, Inc.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 13, 1984

Bernard Potts, Esquire
3206 Midfield Road
Baltimore, Maryland 21208

RE: Case No. 80-30-X
Bernard Potts, et ux, Petitioners

Dear Mr. Potts:

I am in receipt of correspondence dated January 10, 1984 from Brooks H. Stafford, Director, Environmental Support Services, Department of Health, stating that public sewer service is not currently available. He concludes that the State Health Department has ordered no additional sanitary sewer connections within the Gwynns Falls sewer shed, in which your property, subject to the special exception alluded to above, is located. No date has been given for the availability of said public sewer service.

Therefore, pursuant to Section 502.3 of the Baltimore County Zoning Regulations, the special exception granted in Case No. 80-30-X will be extended to a date 18 months after such service becomes adequate and available. When the Health Department fixes a date that such service will become available, please notify this office and a formal order will be issued extending the period of utilization for the special exception accordingly. In the meantime, the five-year limitation for such utilization as decreed by Order of the Zoning Commissioner in Case No. 80-30-X is and shall be stayed pending notification of a date for availability of such sewer service.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

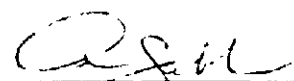
IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
 E/S of Reisterstown Road, * ZONING COMMISSIONER
 340' S of Greenspring Valley * OF BALTIMORE COUNTY
 Road - 3rd Election District *
 Bernard Potts, et ux, *
 *
 Petitioners *
 *

Case No. 80-30-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to Section 502.3, Baltimore County Zoning Regulations (BCZR), and upon consideration of the request for an extension of the time allowable for utilization of the special exception granted herein, it being clear that the Petitioners could not have utilized said special exception within the maximum allowable time because of the inadequacy or unavailability of public sewer or water facilities, and further, it being clear that such facilities are now both adequate and available, as evidenced by the ability to obtain a Public Works Agreement permitting exercise of the special exception, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of March, 1985, that said special exception shall be extended for a period of 18 months, beginning August 1, 1984.



 Zoning Commissioner of
 Baltimore County

AJ/srl

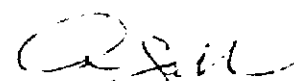
cc: Bernard Potts, Esquire
 People's Counsel

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
 E/S of Reisterstown Road, * ZONING COMMISSIONER
 340' S of Greenspring Valley * OF BALTIMORE COUNTY
 Road - 3rd Election District *
 Bernard Potts, et ux, *
 *
 Petitioners *
 *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to Section 502.3, Baltimore County Zoning Regulations (BCZR), and upon consideration of the request for an extension of the time allowable for utilization of the special exception granted herein, it being clear that the Petitioners could not have utilized said special exception within the maximum allowable time because of the inadequacy or unavailability of public sewer or water facilities, and further, it being clear that such facilities are now both adequate and available, as evidenced by the ability to obtain a Public Works Agreement permitting exercise of the special exception, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of March, 1985, that said special exception shall be extended for a period of 18 months, beginning August 1, 1984.



 Zoning Commissioner of
 Baltimore County


AJ/srl

cc: Bernard Potts, Esquire
 People's Counsel

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
E/S of Reisterstown Road, * ZONING COMMISSIONER
340' S of Greenspring Valley * OF BALTIMORE COUNTY
Road - 3rd Election District *
Bernard Potts, et ux, *
Petitioners *

* * * * *
FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to Section 502.3, Baltimore County Zoning Regulations (BCZR), and upon consideration of the request for an extension of the time allowable for utilization of the special exception granted herein, it being clear that the Petitioners could not have utilized said special exception within the maximum allowable time because of the inadequacy or unavailability of public sewer or water facilities, and further, it being clear that such facilities are now both adequate and available, as evidenced by the ability to obtain a Public Works Agreement permitting exercise of the special exception, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of March, 1985, that said special exception shall be extended for a period of 18 months, beginning August 1, 1984.


Zoning Commissioner of
Baltimore County

Ad: srl
cc: Bernard Potts, Esquire
People's Counsel

ORDER RECEIVED FOR FILING

DATE March 12, 1985

BY Sullivan P. L...

ADMINISTRATIVE ASSISTANT



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

75-1367
20A- Case file

By December 10, 1984

Bernard Potts
Frieda Potts
3206 Midfield Road
Baltimore, Maryland 21208


Reference: Case No. 80-30-X
Bancroft Homes Office Building
District 3-C3

Dear Mr. & Mrs. Potts:

As requested in the attached letter dated 6/21/84, you are hereby notified that a Public Works Agreement has been prepared for the referenced project.

Public Works Agreement No. 38405 was mailed to Bancroft Homes, Inc with a cover letter dated 12/6/84.

Very truly yours,


HARRY J. PISTEL, P. E., Director
Department of Public Works

HJP:JAM:SJN:nt
Attachment
cc: Arnold Jablon,
Zoning Commissioner
file

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
E/S of Reisterstown Road, * ZONING COMMISSIONER
340' S of Greenspring Valley *
Road - 3rd Election District *
Bernard Potts, et ux, *
Petitioners *
Case No. 80-30-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to Section 502.3, Baltimore County Zoning Regulations (BCZR), and upon consideration of the request for an extension of the time allowable for utilization of the special exception granted herein, it being clear that the Petitioners could not have utilized said special exception within the maximum allowable time because of the inadequacy or unavailability of public sewer or water facilities, and further, it being clear that such facilities are now both adequate and available, as evidenced by the ability to obtain a Public Works Agreement permitting exercise of the special exception, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of March, 1985, that said special exception shall be extended for a period of 18 months, beginning August 1, 1984.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Bernard Potts, Esquire
People's Counsel

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
E/S of Reisterstown Road, * ZONING COMMISSIONER
340' S of Greenspring Valley *
Road - 3rd Election District *
Bernard Potts, et ux, *
Petitioners *
Case No. 80-30-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to Section 502.3, Baltimore County Zoning Regulations (BCZR), and upon consideration of the request for an extension of the time allowable for utilization of the special exception granted herein, it being clear that the Petitioners could not have utilized said special exception within the maximum allowable time because of the inadequacy or unavailability of public sewer or water facilities, and further, it being clear that such facilities are now both adequate and available, as evidenced by the ability to obtain a Public Works Agreement permitting exercise of the special exception, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of March, 1985, that said special exception shall be extended for a period of 18 months, beginning August 1, 1984.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Bernard Potts, Esquire
People's Counsel